160.0	0001	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,800 / 883,800
					USE VALUE:	883,800 / 883,800
					ASSESSED:	883,800 / 883,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
110		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPHAN JUSTIN/TRICIA
Owner 2:	
Owner 3:	
Street 1:	110 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DOYLE ARTHUR F & M MELVINA -
Owner 2:	-
Street 1:	110 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1965 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	439,100	3,700	441,000	883,800
Total Card	0.161	439,100	3,700	441,000	883,800
Total Parcel	0.161	439,100	3,700	441,000	883,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.77 | /Parcel: 449.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 106548
GIS Ref:
GIS Ref:
Insp Date: 10/06/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0001-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	439,200	3700	7,000.	441,000	883,900	883,900	Year End Roll	12/18/2019
2019	101	FV	325,700	3700	7,000.	441,000	770,400	770,400	Year End Roll	1/3/2019
2018	101	FV	294,900	3700	7,000.	390,600	689,200	689,200	Year End Roll	12/20/2017
2017	101	FV	294,900	3700	7,000.	327,600	626,200	626,200	Year End Roll	1/3/2017
2016	101	FV	294,900	3700	7,000.	327,600	626,200	626,200	Year End	1/4/2016
2015	101	FV	280,000	3700	7,000.	283,500	567,200	567,200	Year End Roll	12/11/2014
2014	101	FV	239,300	3700	7,000.	274,100	517,100	517,100	Year End Roll	12/16/2013
2013	101	FV	239,300	3700	7,000.	260,800	503,800	503,800		12/13/2012

!12496!

PRINT

Date	Time
12/11/20	02:34:51

LAST REV

Date	Time
10/12/18	10:48:28
apro	
12496	

USER DEFINED

Prior Id # 1:	106548
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOYLE ARTHUR F	41624-549		12/16/2003		443,000	No	No		
	8818-248		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2016	1162	Porch	12,000	O				
11/14/2013	1678	Manual	17,000	C				
7/29/2010	910	Addition	148,000					REMOVE RR DECK & B
6/28/2005	575	Wood Dec	14,969			G6	GR FY06	FRONT STEPS

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
3/15/2011	Info Fm Prmt	BR	B Rossignol
11/4/2008	Meas/Inspect	345	PATRIOT
5/25/2004	MLS	HC	Helen Chinal
1/20/2000	Inspected	263	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	8									441,000						441,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 441,000 | Spl Credit | Total: 441,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18435109
Const Adj.:	0.98402047
Adj $ / SQ:	151.505
Other Features:	136500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539413
Depreciation:	100331
Depreciated Total:	439082

COMMENTS

SCUTTLE. OF=BMT SINK. 2014 added sf of addition from 2010.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

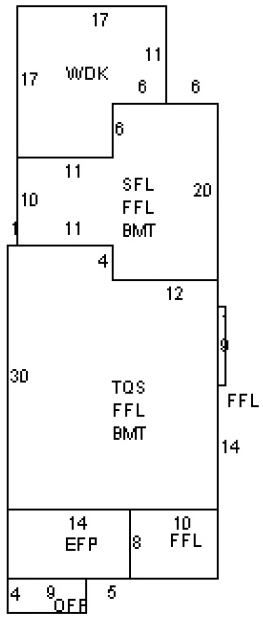
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.66
Special Features:	0	Val/Su Net:	129.60
Final Total:	439100	Val/Su SzAd	223.46

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,111	151.510	168,322
BMT	Basement	1,022	45.450	46,452
TQS	3/4 Story	504	151.510	76,359
SFL	Second Floor	350	151.510	53,027
WDK	Deck	253	9.790	2,478
EFP	Enclos Porch	112	50.710	5,679
OFP	Open Porch	36	43.300	1,559
	Net Sketched Area:	3,388	Total:	353,876
Size Ad	1965	Gross Are	3556	FinArea 1965

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0001-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1925	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700